



General Assembly

February Session, 2002

***Raised Bill No. 576***

LCO No. 1398

Referred to Committee on Government Administration and Elections

Introduced by:  
(GAE)

***AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1       Section 1. (*Effective from passage*) (a) Notwithstanding any provision  
2       of the general statutes, the Commissioner of Transportation shall  
3       convey to the city of Stamford a parcel of land located in the city of  
4       Stamford, at a cost equal to the administrative costs of making such  
5       conveyance. Said parcel of land has an area of approximately 14.6  
6       acres, and is identified as the parcel shown as "Release Area" on a map  
7       entitled "Town of Stamford, Map Showing Land Released to, by The  
8       State of Connecticut, Department of Transportation, Ct. Route 15 at  
9       Riverbank Road, Scale 1"=100', May, 2000, James F. Byrnes Jr., P.E.,  
10      Chief Engineer - Bureau of Engineering and Highway Operations".  
11      The conveyance shall be subject to the approval of the State Properties  
12      Review Board.

13      (b) The Commissioner of Transportation shall convey said parcel of  
14      land to the city of Stamford subject to the condition that the city of  
15      Stamford grant a permanent conservation easement to the

16 Commissioner of Environmental Protection to preserve the entire  
17 parcel in perpetuity in its natural, scenic and open condition for the  
18 protection of natural resources while allowing for recreation consistent  
19 with such protection.

20 (c) The State Properties Review Board shall complete its review of  
21 the conveyance of said parcel of land not later than thirty days after it  
22 receives a proposed agreement from the Department of  
23 Transportation. The land shall remain under the care and control of  
24 said department until a conveyance is made in accordance with the  
25 provisions of this section. The State Treasurer shall execute and deliver  
26 any deed or instrument necessary for a conveyance under this section,  
27 which deed or instrument shall include provisions to carry out the  
28 purposes of subsection (b) of this section. The Commissioner of  
29 Transportation shall have the sole responsibility for all other incidents  
30 of such conveyance.

31 Sec. 2. Section 7 of special act 99-17 is amended to read as follows  
32 (*Effective from passage*):

33 (a) (1) Notwithstanding any provision of the general statutes, the  
34 Commissioner of Economic and Community Development shall  
35 convey to the town of Hebron three parcels of land located in the town  
36 of Hebron and known as the Johnson Farm Parcel, [at a cost equal to  
37 forty per cent of the fair market value of said parcels,] upon (A)  
38 acquisition by said commissioner of said parcels from Vision Housing,  
39 Inc. and (B) approval [in Regional School District Number 8 of a  
40 referendum question on the construction of a new high school in the  
41 town of Hebron for said school district] by the town of Hebron in  
42 accordance with the provisions of any charter, home rule ordinance or  
43 special act for said town. The Commissioner of Economic and  
44 Community Development shall not be required to complete the  
45 acquisition of said parcels from Vision Housing, Inc. until the town of  
46 Hebron approves the conveyance of said parcels from the  
47 commissioner.

48     (2) The conveyance of said parcels of land by the Commissioner of  
 49     Economic and Community Development to the town of Hebron shall  
 50     be made at a cost equal to forty per cent of the fair market value of said  
 51     parcels minus the amount of any delinquent property taxes levied by  
 52     the town of Hebron against said parcels on or before the effective date  
 53     of this section. In order to determine the fair market value of the  
 54     parcels, both the state of Connecticut and the town of Hebron shall, at  
 55     their own expense, obtain independent appraisals for the parcels. The  
 56     state and the town of Hebron shall use such appraisals to negotiate the  
 57     final fair market value of the parcels. If the state and the town of  
 58     Hebron fail to reach an agreement on the fair market value, a third  
 59     independent appraisal shall be completed by an appraiser jointly  
 60     selected by the state and the town of Hebron, the cost of which shall be  
 61     paid equally by both the state and the town of Hebron. Such third  
 62     appraisal shall serve to determine the fair market value of the  
 63     property.

64     ~~[(2)]~~ (3) Said parcels of land have a total acreage of approximately  
 65     65.301 acres and are further described as follows:

66     First Parcel: A certain piece or parcel of land with all improvements  
 67     and appurtenances thereto situated in the town of Hebron, County of  
 68     Tolland and State of Connecticut consisting of approximately 30.30  
 69     acres and shown as Parcel B on a certain map entitled "Property of  
 70     Reuben H. & Lydia Y. Bosley, Scale 1" = 100', Date 05-28-81", which  
 71     map was prepared by Megson & Heagle, Civil Engineers & Land  
 72     Surveyors, Glastonbury, Conn., and which map is on file in the Hebron  
 73     Town Clerk's Office in Volume 10, Page 22.

74     Second Parcel: A certain piece or parcel of land with all  
 75     improvements and appurtenances thereto situated in the town of  
 76     Hebron, County of Tolland and State of Connecticut consisting of  
 77     approximately 25.001 acres and shown as Parcel B on a certain map  
 78     entitled "Plan Prepared for H.H.C.D.C., Scale 1" = 100', Date 07-23-90",  
 79     which map was prepared by Fuss & O'Neill, Consulting Engineers,

80 Manchester, Connecticut, and which map is on file in the Hebron  
81 Town Clerk's Office in Volume 16, Page 56.

82 Third Parcel: A certain piece or parcel of land with all  
83 improvements and appurtenances thereto situated in the town of  
84 Hebron, County of Tolland and State of Connecticut consisting of  
85 approximately 10.00 acres and shown as Parcel C on a certain map  
86 entitled "Sorghum Hill Farms - Property of Lina Lucarelli & Joseph L.  
87 Alberti, Scale 1" = 100', Date 10-74", which was prepared by Griswold  
88 & Fuss, Consulting Engineers and Surveyors, Manchester,  
89 Connecticut, and which map is on file in the Hebron Town Clerk's  
90 Office in Volume 5, Page 76.

91 (4) The conveyance shall be subject to (A) the dismissal and waiver  
92 of all tax liens currently held against the property by the town of  
93 Hebron, and (B) the approval of the State Properties Review Board.  
94 The conveyance of said parcels to the town of Hebron shall also  
95 include any liens, debts or encumbrances, if any, which may exist on  
96 said parcels. The Commissioner of Economic and Community  
97 Development shall provide an accounting of such liens, debts or  
98 encumbrances, if any, to the town of Hebron prior to the conveyance of  
99 said parcels. The town of Hebron shall hold the state of Connecticut  
100 harmless with regard to any and all existing or potential  
101 environmental issues with regard to said parcels.

102 (b) The town of Hebron shall [convey or lease said parcels of land to  
103 Regional School District Number 8, which shall use said parcels of  
104 land for the construction of a new high school for said school district. If  
105 the town of Hebron does not convey or lease said parcels to said school  
106 district, the parcels shall revert to the state of Connecticut. If the town  
107 of Hebron conveys said parcels to said school district and the school  
108 district does not use the parcels for said purposes, the parcels shall  
109 revert to the town of Hebron and then to the state of Connecticut. If the  
110 town of Hebron leases said parcels to said school district and the  
111 school district does not use the parcels for said purposes, the lease

112 shall terminate, and the parcels shall revert to the state of Connecticut]  
 113 use said parcels for open space, recreational or public safety purposes.  
 114 If the town of Hebron (1) does not use said parcels for any of said  
 115 purposes, (2) does not retain ownership of all of said parcels, or (3)  
 116 leases all or any portion of said parcels, the parcels shall revert to the  
 117 state of Connecticut. In the case of any reversion of said parcels to the  
 118 state under this subsection, the state shall refund to the town of  
 119 Hebron the amount paid by the town for said parcels under subsection  
 120 (a) of this section.

121 (c) The State Properties Review Board shall complete its review of  
 122 the conveyance of said parcels of land not later than thirty days after it  
 123 receives a proposed agreement from the Department of Economic and  
 124 Community Development. The land shall remain under the care and  
 125 control of said department until a conveyance is made in accordance  
 126 with the provisions of this section. The State Treasurer shall execute  
 127 and deliver any deed or instrument necessary for a conveyance under  
 128 this section, which deed or instrument shall include provisions to carry  
 129 out the purposes of subsection (b) of this section. The Commissioner of  
 130 Economic and Community Development shall have the sole  
 131 responsibility for all other incidents of such conveyance.

132 Sec. 3. Subsection (a) of section 6 of special act 01-6 is amended to  
 133 read as follows (*Effective from passage*):

134 (a) Notwithstanding any provision of the general statutes, the  
 135 Commissioner of Environmental Protection shall convey to the town of  
 136 Old Lyme two parcels of land located in the town of Old Lyme, at a  
 137 cost equal to the administrative costs of making such conveyance. Said  
 138 parcels of land are described as follows: (1) Lot 52 on town of Old  
 139 Lyme Tax Assessor's Map 43, which parcel has an area of  
 140 approximately 1.23 acres, and (2) Lot [5] 51 on town of Old Lyme Tax  
 141 Assessor's Map 48, which parcel has an area of approximately 1.23  
 142 acres. The conveyance shall be subject to the approval of the State  
 143 Properties Review Board.

144       Sec. 4. (*Effective from passage*) The state of Connecticut, acting  
145       through the State Treasurer, is authorized to execute and deliver to the  
146       United States of America, without consideration, a quit claim deed  
147       releasing any right or restriction retained in a quit claim deed dated  
148       March 25, 1958, from the state of Connecticut to the United States of  
149       America, and recorded in the land records of the City of New London,  
150       County of New London and State of Connecticut in Volume 282, at  
151       Page 329, which quit claim deed was executed pursuant to Special Act  
152       No. 476 of the Special Acts of 1957.

153       Sec. 5. Section 3 of special act 01-6 is amended to read as follows  
154       (*Effective from passage*):

155       Notwithstanding any provision of the general statutes, the  
156       Commissioner of Environmental Protection shall convey to the Yantic  
157       Volunteer Fire Department the parcels of land located at [42, 44] 40  
158       and 42 Franklin Road in the towns of Norwich and Franklin and 46  
159       Franklin Road in the town of Franklin, at a cost equal to the  
160       administrative costs of making such conveyance. Said parcels of land  
161       have a total area of approximately .58 acre. The conveyance shall be  
162       subject to the approval of the State Properties Review Board.

163       Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of  
164       the general statutes, the Commissioner of Transportation shall convey  
165       to Leonard C. Reizfeld a parcel of land located in the town of Hamden,  
166       at a cost equal to the fair market value of said land, as determined by  
167       two separate appraisals. Said parcel of land has an area of  
168       approximately 15,213 square feet and is identified as the parcel of land  
169       designated by the Department of Transportation as File No. 185-33-  
170       13A. The conveyance shall be subject to the approval of the State  
171       Properties Review Board.

172       (b) The State Properties Review Board shall complete its review of  
173       the conveyance of said parcel of land not later than thirty days after it  
174       receives a proposed agreement from the Department of  
175       Transportation. The land shall remain under the care and control of

176 said department until a conveyance is made in accordance with the  
177 provisions of this section. The State Treasurer shall execute and deliver  
178 any deed or instrument necessary for a conveyance under this section.  
179 The Commissioner of Transportation shall have the sole responsibility  
180 for all other incidents of such conveyance.

181       Sec. 7. (Effective from passage) Subsection (c) of section 5 of public  
182 act 95-127, as amended by special act 98-1 and section 2 of public act  
183 00-168, is amended to read as follows:

184       (c) The Stratford Festival Theater, Inc. shall agree to renovate the  
185 current theater located thereon and to operate it as a theater, which  
186 shall be known as the Connecticut-Stratford Shakespeare Festival  
187 Theater, for live, theatrical performances, including at least one  
188 performance of a play by William Shakespeare each year for at least  
189 twenty years after the effective date of this section. The Stratford  
190 Festival Theater, Inc. shall further agree that (1) it shall, within four  
191 months of the date of conveyance of said parcels, present to the  
192 commissioner a plan of development for the theater and the parcels for  
193 the commissioner's approval, (2) the commissioner shall have two  
194 months to approve or disapprove such plan, provided, if the  
195 commissioner does not act, such plan shall be deemed to be approved,  
196 and provided further, if the commissioner disapproves the plan, it may  
197 be resubmitted, but such disapproval and resubmittal shall not extend  
198 the other time limits set forth in this subsection, (3) the Stratford  
199 Festival Theater, Inc. shall, within one year of the date of conveyance  
200 of said parcels, present to the commissioner construction documents  
201 consisting of design drawings and specifications for the development  
202 of the theater and the parcels for the commissioner's approval,  
203 provided such drawings and specifications shall also be under the  
204 jurisdiction of the local building official, (4) the commissioner shall  
205 have two months to approve or disapprove such documents, provided,  
206 if the commissioner does not act, such documents shall be deemed to  
207 be approved, and provided further, if the commissioner disapproves  
208 such documents, they may be resubmitted, but such disapproval and

209 resubmittal shall not extend the other time limits set forth in this  
 210 subsection, (5) the Stratford Festival Theater, Inc. shall reopen the  
 211 theater, within three years of the date of conveyance of said parcels or  
 212 within two years of the conclusion of any lawsuit relating to said  
 213 parcels which prohibits or substantially inhibits development of said  
 214 parcels, whichever is later. Approval by the commissioner pursuant to  
 215 subdivision (2) or (4) of this subsection shall not be deemed to include  
 216 any federal, state or local approvals or permits necessary for the  
 217 construction or siting of facilities or for other regulated use of the  
 218 property. If at least one play by William Shakespeare is not performed  
 219 in any period of two consecutive years during the twenty years after  
 220 the effective date of this section, or if said parcels are not, at any time,  
 221 used for [the] any other purposes set forth in this subsection and  
 222 within the time periods set forth in this subsection, [they] said parcels  
 223 shall revert to the state of Connecticut.

224 Sec. 8. (*Effective from passage*) (a) Notwithstanding any provision of  
 225 the general statutes, the Commissioner of Environmental Protection  
 226 shall convey to the town of Chaplin a parcel of land located in the  
 227 town of Chaplin, at a cost equal to the administrative costs of making  
 228 such conveyance. Said parcel of land has an area of approximately 15.9  
 229 acres and is identified as Lot 59(1) on town of Chaplin Tax Assessor's  
 230 Map 75. The conveyance shall be subject to the approval of the State  
 231 Properties Review Board.

232 (b) The town of Chaplin shall use said parcel of land for open space  
 233 and recreational purposes. If the town of Chaplin:

- 234 (1) Does not use said parcel for said purposes;
- 235 (2) Does not retain ownership of all of said parcel; or
- 236 (3) Leases all or any portion of said parcel,

237 the parcel shall revert to the state of Connecticut.

238 (c) The State Properties Review Board shall complete its review of  
 239 the conveyance of said parcel of land not later than thirty days after it



240 receives a proposed agreement from the Department of Environmental  
 241 Protection. The land shall remain under the care and control of said  
 242 department until a conveyance is made in accordance with the  
 243 provisions of this section. The State Treasurer shall execute and deliver  
 244 any deed or instrument necessary for a conveyance under this section,  
 245 which deed or instrument shall include provisions to carry out the  
 246 purposes of subsection (b) of this section. The Commissioner of  
 247 Environmental Protection shall have the sole responsibility for all other  
 248 incidents of such conveyance.

This act shall take effect as follows:	
Section 1	<i>from passage</i>
Sec. 2	<i>from passage</i>
Sec. 3	<i>from passage</i>
Sec. 4	<i>from passage</i>
Sec. 5	<i>from passage</i>
Sec. 6	<i>from passage</i>
Sec. 7	<i>from passage</i>
Sec. 8	<i>from passage</i>

***Statement of Purpose:***

To authorize the conveyance of certain parcels of state land.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*